Fliers in Manhattan Property Have Brought Many Dollars to Shopkeepers, Business Men, Miners, Ranchers and Sailors in Every Clime

year out for many years.

There are shopkeepers, tradesmen, manufacturers, planters, cattle men, farmers, steamship men and others who are beyond the vale of want because at some time or other, this year, per
Time ago this citizen of Six Shooter of Six Shoote at some time or other, this year, perhaps last year maybe, or some other year, they have invested in real estate here. Few have any idea of the wealth that has been made out of real estate by men who are busily engaged in other business. This is no secret; the precords of the Register's office will show the lors part long ago at 100 per ago. At 100

in this town in Manhattan held. Canadian farm of subsurface travel now in construction.

ollars in the ers and California fruit growers have the new way of building subways, or heard about New York, and so sure are rather the interest in the appearance of that thousands of dollars have been surprise, sent across the prairies from the land Buildin

Buildings used by builders now are of sun and flowers and from across the border line for investment or specula-mented. They are all painted green: something never done in the old days hattan and its neighbors, Brooklyn, Queens, The Bronx and Richmond, have been spread broadcast in the last deade. It is not too much to say that greater wealth has often been made through real estate by business men than from the businesses which they have followed assiduously year in and year out for many years.

Lin,

Back have gone returns, judging from the records for the same names have appeared again and again first as business that cross Broadway near Twenty-third street. The big buildings in Union Square, Madison Square and at other points through the city used by business which they have followed assiduously year in and year out for many years.

Something never done in the old days. Superstructures are painted also. Painters were busy last week painting the gas updaying from the records for the same names have appeared again and again first as business that cross Broadway near Twenty-third street. The big buildings in Union Square, Madison Square and at other points through the city used by builders of the new aquadiest cannot be called eyesores. They are well constructed and around the platforms over the street are railings on which much year out for many years.

other business. This is no secret; the other business. This is no secret; the records of the Register's office will show that many men engaged in trades elsewhere than in New York have manipurate where than in New York have manipurate where the profit which is equal to three or four years salary as captain of a Government when the United ment collier.

lated in real estate to their profit.

The records will show a ship master in far off Bombay buying a Harlem corner on spec, having heard through the newspaper or perchance a tourist about the treasure that laid here in real ligs to or the new ilruss which are compared to some business men even if they also the newspaper or perchance a tourist about the treasure that laid here in real ligs to or the new ilruss which are compared to the new ilruss whic costate. Follow that seamon through ing to or the new ilrins which are comestate. Follow that seamon through ing into your section. It is a business owners among its members there most the records and he will be found selling in your don't follow your the property, and no doubt at a profit.

In one case that was told last week ness man, however, is not satisfied with "unnecessary extravagance," "city a ship master in Calcutta had come being an interested observer. As soon economy," "mandatory legislation,"

One of the Larger Homes at Scarsdale Estates



A few months before he had read in an energial shall be set it.

There is an operator in this town being shall beginning of many of the leading real estate on the city. The two stories had left an impression on his minal. Here he was, a man who had saved much of his pay for severiten years, he desided to take a several years, he desided to take a make had but few dollars command in his business which seemed like fairy tales.

This master of the seas, a business

This master of the seas, a business

There is an operator in this town who had saved much of his pay for severiten years, he desided to take a several years, he desided to take a business which seemed like fairy tales.

This master of the seas, a business that it is many who had made money for his firm and india through his builty and acutarness had saved for himself in all his years of to the thind here to turn attention when business is dull in the real estate market. It even is possible that resolutions of buildings its at a low ebb. It is underly that the advantages afforded by the time to turn attention when business is dull in the real estate market. It even is possible that resolutions of buildings in a low once naturated set who once naturated the operators in the city. The two stories had led the even is possible that resolution of all classes ket like the next set will be adopted by the time to turn attention when business and of buildings its at a low ebb. It is underly that the advantages afforded by the time to turn attention when business is dull in the real estate market. It even is possible that resolutions of business at a low ebb. It is underly that the advantages afforded by the time to turn attention when business as a low ebb. It is not need to enter the leaf set at the set at a low ebb. It is not need to enter the leaf set at the set at the set at a low ebb. It is underly that the advantages afforded by the time to tur

and india through his ability and acute ness, had saved for himself in all his years of toil the lordly sum of \$20.123.50. He was a thinker and an actor, too So he decided to try for some of the

with a few hundred dollars priorit on his investments. In fact he is now trading on his profits, his initial investment of \$1.800 having been returned him.

Coming back to the records of the Register's offices many other names besides that of the Calcutta captain will be found who have taken money out of New York. Stories as interesting as that of the careful seaman no doublt lie that of the careful seaman no doubit

ing about two year and is at it still; occasionally his non-sphears in the papers, but it is rare prough the records of the Hagister's office, however, it will be found musi-Fudson is another town when the state to call citizens who have been able to the real citizens who have been able to the real citizens who have a lot of comforts and fluccy which would not be possible had they easifined themselves to their hustnesses and not bothered with Machaltan real extense. Men who have forced from the depths of the earth wealth have not been to engrossed in their success to left the following the earth here line. Advanced to the following the earth here line. Advanced to the follows west of Flushing Creek, thereby giving a five cent fare to practically been to engrossed in their success to all of the Third ward, including Flushing the following the earth here line. overlook the fortunes the earth here ing, Auburndale, Bayside, Douglaston,

ART IN SUBWAY BULLDINGS.

"high tax rate." and all the other matters to which brokers and operators have time to turn attention when busi-have time to turn attention when busi-tering into the construction of all classes & Singer Company of 306 Market

Ridgewood section of Queens, with the tical philanthropy mentioned. Prosperbacking of the Ailled Board of Trade, it comes from within and not from State and the companies without. It must have its beginning in the companies without it must have its beginning in the companies of the companies of

receiving any benefit from this invest-ment; that on account of the monopoly of this entire section by the Citizens Water Supply Company Ridgewood people are forced to pay a premium for their water—in periods of six months, for the first thousand cubic feet three times the city rate; for the second thousand cubic feet twice the city rate, and after the water water and cubic feet twice the city rate, and after that water water and loan associations.

my and a strong element of civic enefit which might be termed practial philanthropy. The movement is sucecding, Mr. Hoggson says, because it Home Title Insurance and Mortceeding. Mr. Hoggson says, because it is founded on sound business principles. One may build now at a much reduced cost compared with the expense incidental to carrying out the same operation a year ago. Contrasting the costs of construction at the present time with those of four years ago the saving is preater.

even greater.

"Economy of building, however," Mr. Hoggson continued, "does not lie altogether in the cheapness of construction. That is only one important element. Under certain conditions it would be expensive and ill advised to build, no matter how cheaply the work might be done. A building operation is primarily an investment. To regard it in any other light is unsafe. If capital is invested, the investor is entitled to earnings from it. Capital invested in a building should earn a satisfactory rate of interest, plus carrying charges, plus enough to offset loss through depreciation, plus a reward for enterpress.

in progress would be regarded fore the adjournment of

Property owners and builders in the "Herein, too, lies the factor of prac-

LENDING IN QUEENS.

IS TIME TO BUILD

S19,000,000 Last Vear for Building
—\$64,000,000 for All Purposes.

The March issue of the monthly bulletin published by the Chamber of Commerce of the borough of Queens gives some interesting data showing the growth of the borough in new buildings and new factories. According to N. F. Hoggson.

Noble Foster Hoggson of the firm of Hoggson Bros., contracting designers, says a great "build now" movement has swept over this country in the last three months. It has as its basis economy and a strong element of civic benefit which might be termed practi-

for enterprise. PERMISSION TO BUILD TUNNEL. or into a building Albany to Be Asked This Week to

Permit East River Tube. For the construction of the tunnels wasieful extravagance. There Fifty-ninth street. Brooklyn, rapid a spirit of restlessness. In transit subway trains, the passage of city that came so bountifully certain permissive legislation is neceswere not counted and profits in unrestrainedly. With little hit of the principles imposed by we f supply and demand, build-of all kinds were erected; the country seemed to be one vast y of shricking engines of constructive was rushed. Haste he watchword. Enthusiasm blinded causes. In calmer moments the access in progress would be regarded to country of the Corporation Counses, and will be introduced in Albany within the next week or ten days.

Unless this legislation is passed before the adjournment of the Legisla-

or was not required is amendments to the Pul tracts for subway construction under Fifty-minth street and Sixtleth stree Engineering plans are now being pre-pared for the proposed new route b the engineering department of the Pub-

The following resity corporations were chartered at Albany yesterday:
Crompton Building Corporation, Manhattan; capital, \$10,000; directors, Hugo H. Fleze, Robert G. Peters and Nathan Rodner, New York city
Allets Realty Corporation, Manhattan; capital, \$5,000; directors, Malcolm Sundheimer, Samuel L. Cohen and Rose O'Rourke, New York city.
Christie Realty Company, Manhattan; capital, \$5,000; directors, Henry S. Nadelweiss of Brooklyn, Philip Hartenstein of New York city and Mary Marwell of Brooklyn.
Wellworth Profit Sharing Company,

Bonds to Be Sold Against Savings NEW YORK REALTY AIDS WAR STRICKEN FAMILY

sand cubic feet twice the city rate, and after that what may remain of the six months, the regular city rate.

Paul Stier, chairman of the water supply committee of the Allied Board of Trade and owners in Queens, eald yesterday:

The security of the bonds will rest on forty-one associations that are members. These associations that are members. These assets amount to \$20,075,000, having increased and owners in Queens, eald yesterday:

It is again that financial organization of the savings and loan associations.

The security of the bonds will rest on \$100,000 capital of the bank and first mortgage assets of forty-one associations that are members. These assets amount to \$20,075,000, having increased from the savings and owners in Queens, eald yesterday: Trude and one of the largest builders and owners in Queens, eaid yesterday:
"My own water bills show ap excess charge over the city rate of between sociations of the State and invested in approved first mortgages on homes, the mortgages to be deposited with the State exception toils because we live in Ridgewood.

Small Properties Change Ownership

Small Properties Change Ownership

Small Properties Change Ownership

and the adjoining 75x100 feet on Sherman avenue was bought by William A. White & Sons is sold for John M. Cantwell 311 and 315. The associations are lending their to the Lemon estate, which owns several sold for John M. Cantwell 311 and 315. The improved first mortgages in the Chelsea district, turned sold for John M. Cantwell 311 and 315. The improved first mortgages in the Chelsea district, turned sold for John M. Cantwell 311 and 315. The improved first mortgages in the Chelsea district, turned sold for John M. Cantwell 311 and 315. The improved first mortgages in the Chelsea district, turned sold for John M. Cantwell 311 and 315. The improved first mortgages in the Chelsea district, turned sold for John M. Cantwell 311 and 315. The improved first mortgages in the Chelsea district, turned sold for John M. Cantwell 311 and 315. The improved first mortgages in the Chelsea district, turned sold for John M. Cantwell 311 and 315. The improved first mortgages in the Chelsea district, turned sold for John M. Cantwell 311 and 315. The improved first mortgages in the Chelsea district, turned sold for John M. Cantwell 311 and 315. The improved first mortgages in the Chelsea district, turned sold for John M. Cantwell 311 and 315. The improved first mortgages in the chelsea district, turned sold for John M. Cantwell 311 and 315. The improved first mortgages in the Chelsea district, turned sold for John M. Cantwell 311 and 315. The improved first mortgages in the Chelsea district, turned sold for John M. Cantwell 311 and 315. The improved first mortgages in the chelsea district, turned sold for John M. Cantwe

Ridgewood.

"I am told by city officials that the cheapest and best way out of the difference on homes and this addition to their funds will broaden their field to their funds will broaden their field to make small home owning more attractive through the introduction of the systim through the introduction of the system of repayment of mortgages by resturant plants or a reduction of the rate to the city level."

The associations are lending their to the Lemon estate, which owns a constant to the Cheisea district, turned to have york real estate for relief. Through william H. Archibald Mrs. Macculoch sold yesterday the teneral plants of a reduction of the rate that the cheisea district, turned to have york real estate for relief. Through william H. Archibald Mrs. Macculoch sold yesterday the teneral plants of a reduction of the rate that the cheisea district, turned to have york real estate for relief. Through william H. Archibald Mrs. Macculoch sold yesterday the teneral plants of a reduction of the rate through the introduction of the system of the properties in the Cheisea district, turned to have york real estate for relief. Through william H. Archibald Mrs. Macculoch sold yesterday the teneral plants of a reduction of the system of the properties in the Cheisea district, turned to have york real estate for relief. Through william H. Archibald Mrs. Macculoch sold yesterday the teneral plants of the properties in the Cheisea district, turned to have york real estate for relief. Through will met a properties in the Cheisea district, turned to have york real estate for relief. Through will met a properties in the Cheisea district, turned to have york real estate for relief. Through will met a properties in the Cheisea district, turned to have york real estate for relief. Through will met a properties in the Cheisea district, turned to have york real estate for relief. Through will met a properties in the Cheisea district, turned to have your properties in the Cheisea district, turned to have your properties in t at a sacrifice, but even sacrifices, and great sacrifices, would not produce dollars or pounds in London. Mrs. Mac-

July 1, 1913, to July 1, 1914.

Com2,769.050

July 1, 1914.

Selectory, but he admitted the price was several thousand dollars less than the seller was offered a few years ago when she refused \$35,000.

BUY O'NEILL-ADAMS LAND.

A large part of the O'Neill-Adams department store property on Sixth ave-nue, from Twentleth street to Twentysecond street, was sold yesterday to a corporation, which will make the buildings over for commercial purposes. Details of the transaction will be found 247,996 in the main section of THE SUN to-day.

> MANHATTAN AND BRONX SALES. EAST 4TH STREET-Louis Bloch has sold to Leopold Hellinger 340-342 East Fourth street, a six story tene-Avenues C and D. In part payment the buyer gave the five story flat with stores at 26 West End avenue, on lot 25x100, 75.5 feet north of Sixtleth

EAST 108TH STREET-The Lawyers Mortgage Company has sold through O. Miceli to Gaetano Riccio 327 and 329 East 108th street, a six story tenement house on plot 50x100.11. EAST 103d STREET—Paul A. McGol-

EAST 183D STREET—M. B. Larkin has Two resold for T. Donohue the block front are on the north side of 183d street exon the north side of 183d street extending from Valentine avenue to
Tiebout avenue. The property fronts
200 feet on 183d street, 98 feet on specifiely. The Tremont Architectural Dudley P. Power has leased for

EAST 163D STREET—I. Hillman has sold for John M. Cantwell 311 and 315 East 163d street, two four story double flats, each on plot 38x87. Isaac Hall is the buyer of the former house and William Smith of the latter property.

John M. Cantwell 1365 Lyman place, Greenwich street John M. Cantwell 1365 Lyman place.

Company and the store lar,

street to the Safety Br SIMPSON STREET-L. Hillman has sold to John M. Cantwell 969 Simpson loft in Loew's Theatre but street, a five story modern flat, on plot sixth street and Third a

Windsor place, a two story two family dwelling, for the William Calder Company to a cient for occupancy.

The Alco Building Company, George W. Silsby manager, has sold dwellings at Mapleton Park to Albert E. Doerle. The Alco Building W. Silsby manager, has sold dwelling at Mapleton Park to Albert E. Doerle, 2087 Sixty-sixth street, and to Henry Schween, 2079 Sixty-sixth street.

The Fifth Avenue Realty Company is as sold a plot 50x100 on the south side of Fiftieth street, 100 feet west of Sixth avenue. The sale was made to Dahn, and the three story and busement dwelling at 414 West Ninetecuth street, for Miss. H. C. Schmidt, to Julia Burgess; the three story and basement dwelling at 148 Lexington avenue, for the estate of William P. Woodcock 2d, to Gustave Dahn, and the three story and busement dwelling at 414 West Ninetecuth street, for Miss. H. C. Schmidt, to Julia Burgess; the three story and basement dwelling at 148 Lexington avenue, for the estate of William P. Woodcock 2d, to Gustave Dahn, and the three story and busement dwelling at 148 Lexington avenue, for the estate of William P. Woodcock 2d, to Gustave Dahn, and the three story and busement dwelling at 148 Lexington avenue, for the estate of William P. Woodcock 2d, to Gustave Dahn, and the three story and busement dwelling at 148 Lexington avenue, for the estate of William P. Woodcock 2d, to Gustave Dahn, and the three story and busement dwelling at 148 Lexington avenue, for the estate of William P. Woodcock 2d, to Gustave Dahn, and the three story and busement dwelling at 148 Lexington avenue, for the estate of William P. Woodcock 2d, to Gustave Dahn, and the three story and busement dwelling at 148 Lexington avenue, for the estate of William P. Woodcock 2d, to Gustave Dahn, and the three story and busement dwelling at 148 Lexington avenue, for the estate of William P. Woodcock 2d, to Gustave Dahn, and the three story and busement dwelling at 148 Lexington avenue, for the estate of William P. Woodcock 2d, to Gustave Dahn, and the three story and busement dwelling at 148 Lexington avenue, for the estate of William P. Woodcoc

J. Sterling Drake has sold for Warren L. Sawyer of Nyack to Benjamin Roth of this city a plot of five acres with residence on South avenue, Bloomfield. The property is best known as the peach farm made famous years ago by Fletcher Ball.

REMINGTON ESTATE SOLD. Pease & Elliman have sold for Mrs. rtist, her country estate at Ridgefield, Lorenzo Semple

Two five story flats to cost \$85,000 by the Trask Building for the summ

Christopher Schierlob ha BROOKLYN HOME BUYERS.

Charles E. Rickerson has soid 258 Rock of Gibraltar Ald Society, consist

H. Goldschmidt has rented at Ce pold Newborg; the Kavanagh hom Washington avenue and Broadwa Tobias Wolfson, and the Plank at Spruce street and Broadway Howell C. and Charles L. Perrin have sold for W. Mercer Baird one large Colonial house at the northeast corner of Prospect and Oak avenues in Larch-Arthur Davidburg a cottage and garden. of Prospect and Oak avenues in Larch-mont Manor to Dr. George L. Megargee. rage to be erested on Lafayette place

TAKE WESTCHESTER HOMES Julia Beverley Higgens has rented for made it one of the most attractive homes in the section. The new owner, has leased to Leon Alland the estate whose name is withheld, will occupy it, of Mrs. E. F. Walton on Carden row

Larchmont harbor, to Abram Bank

Riverview Manor Homes Overlook the Hudson River



tine avenue. The purchaser is a builder who will erect five story apart-

SHERMAN AVENUE-I. Hillman has BROKERS RENT NEW OFFICES.

ments.

FORDHAM ROAD—Mrs. C. Collins and E. McCabe are reported to have sold the two story dwellings at 262 and 264 Fordham road. The combined site measures 74x100 and adjoins a five story flat at the scuthwest corner of Tiebout avenue.

EAST 236TH STREET—Cahn & Pittman have sold to Morris Marks the two story frame two family dwelling at 123 East 236th street, on lot 50x87 on the north side of 154th street, 450 feet west of Courtlands avenue. It will cost \$55,000. The Tremont Architectural Company is the architect. At the southeast corner of Courtlands avenue and 149th street, a one story market is to be built on a plot 100x165.9 by the People's 149th Street Market, Samuel Jacobs president, at a cost of \$25,000 from plans by Heidelberg & Levy.

sold for Isabella Meaks two plots of seven lots at the southwest corner of Sherman avenue and 166th street. May & Co. have leased for their new The real estate firm of William B. : Four of the lots, on plot 100x103, at offices the store at 717 Fifth avenue, the corner, were secured by a builder. In the building at the southeast corner

Construction Company, Joseph E. Less of New York the country estate of Proposition 1, is to erect a six story flat Charles P. Warren at Hillisdale on plot 50x87 on the north side of 154th consisting of thirty acres and on

FARMS FOR SALE.

Just Out Strout's Farm Catalogue Number 38

The first beautiful to see a lease the problem. Reading a devertisement of a broker who had inserted in his advertisement of a broker who had inserted in his advertisement of a broker who had inserted in his advertisement of the man be his New roars, see as twenty years, so he concluded to let the man be his New roars, was a tone-streeting than the man be his New roars, was a tone-streeting than the man be his New roars, was a tone-streeting than the man be his New roars, was a tone-streeting than the man be his New roars, was a tone-streeting than the man be his New roars, was a tone-streeting than the man be his New roars, was a tone-streeting than the man be his New roars, was a tone-streeting than the man be his New roars, was a tone-streeting than the man be his New roars, was a tone-streeting than the man be his New roars, which was not continued to be the man to his deal. See weeks made the man be his New roars, which was no excepted and the contract to profit the was no excepted and the contract to profit. A dwelling in old Greenwich Nils large was his mest. But the solid it at a 15th profit. A dwelling in old Greenwich Nils large was his mest lays. On this statement of the solid it as a 15th profit. A dwelling in old Greenwich Nils large was his mest lays. On the statement of the solid it as a 15th profit. A dwelling in old Greenwich Nils large was his mest lays. On the statement of the solid it as a 15th profit. A dwelling in old Greenwich Nils large was his mest lays. On the solid it as the solid it as a 15th profit of the community is seriously intered with limited with a few solid with the solid it as a 15th profit of the community is seriously into the profit of the community while the large was his mest in the contraction of the contract of the profit of the community with the unit of the contraction of the contract of the profit of the community while the contraction of the contract of the profit of the community with the unit of the contraction of the contraction of the contraction of the contr SUBWAY TRAINS WILL RUN TO WHITESTONE AND LITTLE NECK IF LONG ISLAND RAILROAD'S OFFER IS ACCI Suggests Connecting of Stone. College Point and White-stone. It is claimed that the connection with the dual subway system can be made for approximately \$600,000, while it would Shore Branch---Cost. Little Neck, College Point and White-stone. Cost of the Board of Estimate, has already promised an appropriation of \$1,000,000 to extend the appropriation of \$1,000,000, while it would be received the appropriation of \$1,000,000, while it would cost more than \$1,000,000 to extend the promised by Mr. McAneny will be more than \$1,000,000 to extend the strongest arguments used in favor of accepting the proposition is that it should be ever for the other communities reached by the Long Island Railroad. The Long Island company's proposition is that it should be ever for the other communities reached by the Long Island Railroad. The Long Island company's proposition is that it should be ever for the other communities reached by the Long Island company's proposition is that the connection between the elevated line to Main street it would only provide rapid transit for the elevated line to Main street it would only provide rapid transit facilities for approximately \$600,000, while it would so that if the appropriation of \$1,000,000, while it would to approximately \$600,000, while it would the dual subway system can be made for the Board of Estimate, has already promised an appropriation of \$1,000,000, on the clevated line to Main street it would only provide rapid transit facilities for approximately \$600,000, while it would the elevated line to Main street it would only provide rapid transit facilities for approximately \$600,000, while it would the elevated line to Main street it would only provide rapid transit facilities for approximately \$600,000, while it would the elevated line to Main street it would only provide rapid transit facilities for approximately \$600,000, while it would the elevated line to Main street it would only provide rapid transit facilities for approximately \$600,000, while it would the elevated

Would Be Compara-

tively Little Rapid transit developments during the but week affecting the Borough of Queens were more important than any at here occurred in that berough since The Flushims-Repaide line, which is

ISLAND

Queens Real Estate Men VIRGINIA PARMS-Small and lare Believe Adoption of citmate, fertile soil, ideal for from general farming. On fallow I Big Growth Beyond Limit of New Subway

> can be made within about six months thereby giving rapid transit to all of the Third ward as soon as the first trains are run across the Queensbore Bridge or through the Steinway tunnel,

county are kensingtone from Nacsau county are kensingtone from Neck Halls on the College Loint and Whitestone division the five cent fare will be given to Matha, Recentance and a score of smaller developments.

the heat farming sections on the constitution of the constitution FARMS, FARMS Large ! Jones Realty Co., 18 &

> Virginia Farms and Homes. R. B. CHAITIN & CO., Inc., Redemand SA

REAL ESTATE. Homer Foot, Jr.

REAL ESTATE AGENT 7 East 12d Street

CYPRESS SHINGLES

RAYNER & PARKE PHILADIA PAR